



Community Planning & Permitting

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TO: Shabnam Bista, Planner I
FROM: Molly Marcucilli, Planner I, Long-Range Division
RE: LUR2021-00032 - 6500 Arapahoe Annexation and Initial Zoning
DATE: September 9, 2021

After reviewing the provided materials, Boulder County's Department of Community Planning & Permitting has the following comments:

1. Within the Boulder Valley Comprehensive Plan (BVCP) the subject property is designated as Area II, which is an area under County jurisdiction where annexation to the City of Boulder can be considered consistent with Policies 1.08 Adapting to Limits of Physical Expansion, 1.09 Growth Requirements, and 1.17 Annexation.
2. The Future Land Use Map contained in the BVCP identifies the future use of the subject parcel as Public. The annexation proposal is consistent with this designation.
3. Annexation of State Highway 7 should occur as lands adjacent to the right of way are annexed. Consistent with the transportation goals in the BVCP this will allow the development of a multimodal transportation system and the development of complete streets. As the BVCP property is improved to allow more intense uses on the property the surrounding transportation network should also be improved to support the additional use and the goals of the BVCP. We recommend that BVSD continue providing EcoPass to all full and part-time employees. Sidewalks should connect the proposed factory to the transit stop on SH7.
4. The proposed development of the site will introduce a new level of use and a new (industrial) type of use to the site in a location which currently has a relatively low intensity of use in close proximity to residential development. The annexation agreement should ensure the long-term compatibility of the proposed new factory with the adjacent neighbors in the Ridglea Hills neighborhood.
 - a. Nuisance factors such as visual impacts, light, noise, vibration, fumes, etc. must be minimized and mitigated so that the new factory does not have an adverse impact on the Ridglea Hills neighborhood. Since BVSD is the property owner it is unclear if a local development review process which identifies and mitigates impacts will occur. The requirement for impact mitigation should thus be included in the annexation agreement.
 - b. The existing buffers between the BVSD parcel and the neighborhood currently contribute significantly to the compatibility between the BVSD use and the adjacent neighborhood. However, portions of this buffer are informal or uncertain in their intent to remain as open space buffer. As part of the annexation agreement, to ensure the long-term compatibility of the proposed

uses, the open space buffers should be formalized so they remain in perpetuity.

- i. The subject parcel includes a portion east of the Enterprise Ditch and west of Meadowlark Drive. This area abuts a private residence to the north and the City of Boulder owned property to the south. This area has long provided a buffer between the adjacent school property and the Ridglea Hills neighborhood. The area east of the Enterprise Ditch should be preserved as an open space buffer and this requirement should be included in the annexation agreement.
 - ii. The Boulder Valley School District (BVSD) also owns a triangle of land east of the Enterprise Ditch at the rear of 1241 Meadowlark Road, 1237, 1215, and 1203 Ravenwood Road (parcel number 146335200013). This area has long acted as part of the buffer, but it remains in the ownership of the BVSD and its future is uncertain as the intent of BVSD is unclear. The resolution of the uncertainty regarding the future of the triangle property through the inclusion of the triangle parcel into the adjacent City of Boulder owned buffer would help insure the long-term compatibility between the new uses of the BVCD property and the adjacent neighbors. The transfer of the triangle property to the City of Boulder for preservation as open space buffer should be included in the annexation agreement.
5. The Sombrero March is located southwest of the subject parcel and has the following Boulder County Comprehensive Plan designations: Critical Wildlife Habitats, Riparian Area, Wetlands, and Significant Natural Communities. The western section of the subject parcel is also occupied by Wetlands. Development on the subject parcel should avoid and mitigate any potential negative impacts to the designated areas.

This concludes the Department of Community Planning & Permitting comments at this time. We look forward to continuing to provide feedback and input throughout this process.

Thank you,

Molly Marcucilli

Molly Marcucilli, Planner I